

144.0

0010

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

871,000 / 871,000

USE VALUE:

871,000 / 871,000

ASSESSED:

871,000 / 871,000



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
47		OTTAWA RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	JOHNSON ELIZABETH W	
Owner 2:		
Owner 3:		

Street 1: 47 OTTAWA ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PATRY GISELE L -

Owner 2: -

Street 1: 47 OTTAWA ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,220 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 2381 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4220		Sq. Ft.	Site		0	80.	1.30	9									437,280						437,300	

Legal Description										User Acct
										94686
										GIS Ref
										GIS Ref
										Insp Date
										07/05/13

Entered Lot Size	Total Land:	Land Unit Type:

PRIOR ID #1: 94686
PRIOR ID #2:
PRIOR ID #3:
PRIOR ID #1:
PRIOR ID #2:
PRIOR ID #3:
PRINT Date Time
12/11/20 01:28:59
LAST REV Date Time
07/05/13 11:01:53 apro
11297 ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Parcel ID 144.0-0010-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	433,600	0	4,220.	437,300	870,900	870,900	Year End Roll	12/18/2019
2019	101	FV	322,900	0	4,220.	410,000	732,900	732,900	Year End Roll	1/3/2019
2018	101	FV	322,900	0	4,220.	338,900	661,800	661,800	Year End Roll	12/20/2017
2017	101	FV	322,900	0	4,220.	311,600	634,500	634,500	Year End Roll	1/3/2017
2016	101	FV	322,900	0	4,220.	284,200	607,100	607,100	Year End	1/4/2016
2015	101	FV	304,200	0	4,220.	278,800	583,000	583,000	Year End Roll	12/11/2014
2014	101	FV	304,200	0	4,220.	259,100	563,300	563,300	Year End Roll	12/16/2013
2013	101	FV	263,900	0	4,220.	246,500	510,400	510,400		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATRY GISELE L	46812-130		1/12/2006		515,000	No	No		
KEARNEY JAMES	30400-533		7/9/1999	Family	358,000	No	No		
BENFATTO JOHN M	23594-501		8/30/1993		232,600	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION										
Date										Date	Result									
5/11/2012										7/5/2013	Measured									
4/20/2012										4/27/2009	Inspected									
										2/2/2009	Measured									
										5/22/2006	MLS									
										12/1/1999	Mailer Sent									
										11/18/1999	Measured									
										10/1/1990	PM Peter M									

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style				Full Bath: 2	Rating: Good														
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: BLUE				A Kits:	Rating:														
View / Desir:				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1924	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G14	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	6	3	M						
Sec Int Wall:	%			Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:	%			Total:	18.6 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	130.00			Heating:											
Bsmnt Gar:				Size Adj.: 1.09099114				General:											
Electric: 2 - Good				Const Adj.: 1.03929210				Totals		1	6	3							
Insulation: 3 - Typical				Adj \$ / SQ: 147.402															
Int vs Ext: S				Other Features: 82500															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 532828															
% Com Wall		% Sprinkled:		Depreciation: 99106															
				Deprecated Total: 433722															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 144-0-0010-0001.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					